



December 2019 Development Activity Status Report



Developments

The tables below list Rolesville's commercial and residential developments currently under construction, in review, and/or approved.

Under Construction

Table 1

Project	Description	Status
Carlton Pointe Phase 3B	39 single-family lots	Final plat approved
Elizabeth Springs (Heights) Tract A	89 single-family lots	Tract A construction plans approved
Granite Falls Phase 6	34 single-family lots	Final plat approved
Granite Ridge Townhomes Phase 5	15 townhomes	Phase 5 construction plans approved
Perry Farms Phase 1	74 single-family lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Stonewater Phase 5	55 single-family lots	Final plat pending

In Review and/or Approved

Table 2

Project	Description and Case Numbers	Status
101 and 115 Redford Place Dr.	3-story retail space and medical offices MA 19-04 (R-1 to CO-CZ) SP 19-03 1.62 acres	Map Amendment (Rezoning) approved 9/3/19 Site Plan approved 11/4/19
515 S Main St.	Single Family Home MA 19-05 (R-1 to CO-CZ)	Map Amendment (Rezoning) approved 10/1/19
A-Master Team Townhomes	Vacant Land on Rogers Road MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres; 47 townhomes	Planning Board meeting complete 11/25/19 Public Hearing scheduled for 1/7/20
Townes at Carlton Pointe	Vacant Land adjacent to ABC Store MA 18-05 (OP-SUD to R&PUD) SP 19-02 5.8 acres; 53 townhomes	Map Amendment (Rezoning) approved 4/16/19 Site Plan approved 10/1/19
Chandlers Ridge	Proposed Subdivision off Averette Road MA 18-01 171.53 acres; 90 single-family lots	Map Amendment (Rezoning) approved 6/4/19 Development agreement pending

Elizabeth Springs (Elizabeth Heights)	Planned Unit Development off Averette Road SUP 19-03 for phasing of road improvements SP 19-01 82.4 acres 89 single-family lots; 98 townhomes	Special Use Permit approved 11/4/19 Site Plan approved 11/4/19
Kalas Falls, Rogers Farm, and Watkins Property	Planned Unit Development off Rolesville Rd MA 19-02 (R1 & R2-SUD to R&PUD-CZ) SUP 19-01 for PUD Master Plan 216.99 acres 484 single-family lots; 108 townhomes	Map Amendment (Rezoning) approved 11/19/19 Special Use Permit approved 11/19/19
The Point (Young St. PUD/Shearon-Byrum-Williams)	Planned Unit Development off Rolesville Rd SUP 18-09 309.01 acres 320 single-family lots; 631 townhomes 15 acres commercial	Map Amendment (Rezoning) approved 8/20/19 Special Use Permit approved 8/20/19
The Preserve at Jones Dairy Road Central	Planned Unit Development off Averette Rd SUP 18-06 90.2 acres 261 single-family lots; 173 townhomes	Special Use Permit approved 8/6/19
The Preserve at Jones Dairy Road North	Planned Unit Development off Averette Rd SUP 18-07 49.6 acres 141 single-family lots; 65 townhomes	Special Use Permit approved 8/6/19
The Preserve at Jones Dairy Road South	Planned Unit Development off Averette Rd MA 18-04 (R1 & R2-SUD to R&PUD) SUP 18-05 54.01 acres 221 single-family lots	Map Amendment (Rezoning) approved 9/17/19 Special Use Permit approved 9/17/19
Regency at Heritage	Subdivision off Forestville Road S 18-03 17.72 acres 27 single-family lots	Preliminary Plat approved 4/2/19
Thales Academy	Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres for 143 single-family lots 31.42 acres for school	Annexation approved 3/6/18 Map Amendment (Rezoning) approved 4/20/18 Special Use Permit approved (6/5/18) Preliminary Plat not submitted School site plan TRC review pending

Permitting Activity

The Town of Rolesville issued 18 single-family dwelling permits in October and 10 in November 2019. In October and November 2018, the Town issued 10 and 11 respectively. Averette Ridge, Carlton Pointe, Granite Ridge, Perry Farms, Stonewater, and Willoughby subdivisions received building permits in October and Barrington, Carlton Pointe, and Willoughby received building permits in November. The Town also issued 12 Certificates of Occupancy for single-family homes in October and 17 in November. The Town of Rolesville has experienced a decline in permitting activity since January 2019. From January 2018 to November 2018, the Town issued 168 permits. During that corresponding period in 2019, the Town issued 137 permits, a 19% decrease so far this calendar year.

There are significant developments in the review process that have a large number of units. These developments could increase permitting activity in coming months.

Availability

Table 3 shows lots available for permits by subdivision.

Table 3

Subdivision	Total Lots	Platted Lots	Issued Permits October	Issued Permits November	Lots Available for Permits
Averette Ridge	158	158	1	0	30
Barrington (Phase 1)	34	34	0	3	9
Carlton Pointe	292	272	3	5	34
Cedar Lakes	163	163	0	0	0
Drayton Reserve	156	156	0	0	0
Granite Falls (Phases 1A, 1B, and 2)	80	80	0	0	0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	101	0	0	65
Granite Ridge Townhomes	82	62	10	0	10
Perry Farms	115	41	3	0	11
Stonewater	208	153	1	0	10
Willoughby	88	88	2	2	27